

# **TOWN OF DAVIE TOWN COUNCIL AGENDA REPORT**

**TO:** Mayor and Councilmembers

**FROM/PHONE:** Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101  
Prepared by: Roberta Moore, Planner I

**SUBJECT:** Special Permit, SE 1-1-03, Sheridan House, Inc., 1700 Flamingo Road,  
Generally located at the southeast corner of SW 14 Street and South  
Flamingo Road.

**AFFECTED DISTRICT:** District 3

**TITLE OF AGENDA ITEM:** SE 1-1-03 Sheridan House, Inc., 1700 Flamingo Road (AG,  
Agricultural District)

## **REPORT IN BRIEF:**

The applicant requests approval for a special residential facility that would consist of single family homes, multi-family dwelling units, and related accessory non-residential uses such as offices and a multipurpose room, on 57.186 acres. The proposed density on the subject site include 40 sleeping rooms, 2 single family dwellings, 35 multi-family dwellings and 44,000 square feet of accessory non-residential use. The residential facilities, other than the single family units, will provide service to individuals Monday through Friday, with the recipients going home on the weekends.

**PREVIOUS ACTIONS:** None

**CONCURRENCES:** At the May 14, 2003 Planning and Zoning Board meeting, Ms. Lee made a motion, seconded by Vice-Chair Bender, to table to May 28, 2003. (Motion carried 4-0, Mr. Waitkus absent).

At the May 28, 2003 Planning and Zoning meeting, Ms. Lee made a motion, seconded by Ms. Turin, to table to June 25, 2003. (Motion carried 5-0).

At the June 25, 2003 Planning and Zoning meeting, Ms. Turin made a motion, seconded by Mr. McLaughlin to deny. (Motion carried 3-2).

**FISCAL IMPACT:** None

**RECOMMENDATION(S):** Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration.

**Attachment(s):** Planning Report, Justification, Survey, Conceptual Site Plan, Letters of Support, Land Use Map, Zoning and Aerial Map

Application #: SE 1-1-03

Revisions: 5/20/03; 6/10/03;  
6/23/03; 6/26/03

Exhibit: "A"

Original Report Date: 5/1/03

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**TOWN OF DAVIE**  
**Development Services Department**  
**Planning and Zoning Division Staff**  
**Report and Recommendation**

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**Applicant Information**

**Owner:**

**Name:** Sheridan House, Inc.  
**Address:** 4200 SW 54 Court  
**City:** Fort Lauderdale, Florida 33314  
**Phone:** (954) 583-1552

**Agent:**

**Name:** Miller, Legg & Associates  
**Address:** 1800 N. Douglas Road, Suite 200  
**City:** Pembroke Pines, Florida 33024  
**Phone:** (954) 436-7000

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**Background Information**

**Date of Notification:** May 6, 2003  
June 11, 2003

**Number of Notifications:** 63 (500 foot radius)  
162 (1,000 foot radius)

**Application History:** The application was tabled at the May 14, 2003 and the May 28, 2003 Planning and Zoning Board meeting.

**Application Request:** Section 12-35 Special Uses allows for unique and unanticipated uses to be reviewed as a Special Permit. Sheridan House has asked for a Special Permit to allow for a residential facility consisting of single family homes, multi-family dwelling units, and related accessory non-residential uses such as offices and a multipurpose room, on 57 acres.

**Address/Location:** 1700 Flamingo Road/Generally located at the southeast corner of Flamingo Road and SW 14 Street.

**Future Land Use Plan Designation:** Residential (1 DU/AC)

**Zoning:** AG, Agricultural District

**Existing Use:** Vacant

**Proposed Use:** Residential facility that would consist of single family homes, multi-family dwelling units, and related accessory non-residential uses such as offices and a multipurpose room.

**Density Review:** 40 sleeping rooms, 2 single family dwellings, 35 multi-family dwellings and 44,000 square feet of accessory non-residential use.

**Parcel Size:** 57.186 acres (2,491,022.16 square feet)

**Surrounding Uses:****North:** Christian Fellowship Church and vacant parcel**South:** Vacant**East:** Vacant, Old Bridge Run, Little Country Acres**West:** Vacant, and Calvary Chapel Church**Surrounding Land****Use Plan Designation:**

Residential (5 DU/AC)

Residential (1 DU/AC)

Residential (1 DU/AC)

Residential (1 DU/AC)

**Surrounding Zoning:****North:** CF, Community Facilities and R-5, Low Medium Density Dwelling District**South:** AG, Agricultural District**East:** A-1, Agricultural District, R-1, Estate Dwelling District, and AG, Agricultural District**West:** AG, Agricultural District, A-1, Agricultural District, and CF, Community Facilities

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**Zoning History**

**Related Zoning History:** There is currently a rezoning application, ZB 3-3-03, being processed concurrently with this special permit application to rezone the parcels from AG, Agricultural District to CF, Community Facilities.

**Previous Request on same property:** There is currently a site plan application and a plat application in review to the Planning and Zoning Division.

On March 24, 2003 Town Council approved Resolution (R-2003-66) for a waiver to the scenic corridor requirements. This waiver was requested due to the location of a wetland mitigation site on the property.

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**Application Details**

The applicant is proposing to construct a residential facility that would consist of single family homes, multi-family dwelling units, and related accessory non-residential uses such as offices and a multipurpose room. The boys and girls housing will be utilized from Monday through Friday, with these residents going home on weekends. ~~The residential facilities, other than the single family units, will provide service to individuals Monday through Friday, with the recipients going home on the weekends~~ On May 1, 2003, the applicant submitted a site plan application. This application is currently in review by staff.

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**Comprehensive Plan Considerations**

**Planning Area:** The subject property falls within Planning Area 2. Planning area 2 includes the westernmost section of the Town north of Orange Drive and south of SW 14 Street, and bound on the west by Interstate 75 and on the east by SW 100 Avenue. The predominant existing and planned land use is single family residential at a density of one dwelling per acre.

**Broward County Land Use Plan:** The subject site falls within Flexibility Zone 100.

## **Comprehensive Plan:**

The Town of Davie Comprehensive Plan is the official guide for all land use within the Town. The Future Land Use Element of the Comprehensive Plan as well as the Future Land Use Map establishes guidelines by which all properties are to be developed within the Town. This Future Land Use Element of the Comprehensive Plan including the Land Use Map is approved by both Broward County Board of County Commissioners and the State Department of Community Assistance (DCA) for compliance with both the Broward County Land Use Plan and the State Comprehensive Plan. The Town Plan is in compliance with both documents.

The Residential Land Use category of the Future Land Use Element of the Comprehensive Plan of both Broward County and the Town of Davie, define Special Residential facilities as: group homes, foster care facilities and life care facilities. The Plan goes on to state "It is preferable that such residential facilities be included within residential neighborhoods."

## **Policy Group 6: Residential Use:**

*Residential Use. Policy 6-4:* The location of a Special Residential Facilities in areas designed for residential use is encouraged where such facilities are compatible and complementary to the surrounding community.

*Residential Use. Policy 6-5:* Special Residential Facilities, including but not limited to, ACLF's, group homes and adult day care facilities, and shall be designed for maximum compatibility with adjacent residential uses. The Town shall ensure maximum compatibility through the Special Permit and/or site plan review process.

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## **Applicable Codes and Ordinances**

### **Land Development Code**

The Town of Davie Land Development Code allows for Special Residential Facilities in all residential categories. The regulations then define different types of Special Residential Facilities and criteria for review. In the case of the Sheridan House use, the Land Development Code does not define uses similar in nature to the special residential uses defined in the Land Development Code, as opposed to the Comprehensive Plan. Based upon standard planning principals, the land use is the guiding document to use for allowable uses. The Land Development Code Section 12-30, states that "The Town Administrator or his designee shall have the discretion to permit uses which are not specifically listed but are similar to uses that are expressly permitted in Section 12-32, in accordance with the procedures in Article X, Division 4 (Special Permit)."

Section 12-35 Special Uses allows for unique and unanticipated uses to be reviewed as a Special Permit.

Based upon the preceding, staff has determined that the Sheridan House use is a Special Residential Facility pursuant to the Comprehensive Plan and warrants Special Permit approval by Town Council

pursuant to the Land Development Regulations. The plat is being reviewed under the density requirements of Special Residential Facilities of the Broward County and Town of Davie Land Use Plan.

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### Findings of Fact

#### **Review for Special Permits:**

#### **Section 12-308(A)(1)(a):**

- (i) The proposed change is not contrary to the adopted comprehensive plan, as amended, or any element or portion thereof;

*The land use is R-1, Residential 1 du/ac and the CF zoning district is a permitted zoning district within the R-1 Land Use.*

- (ii) The proposed change will not create an unrelated an incompatible use;

*The surrounding uses consist of CF, Community Facilities and R-5, Low Medium Density Dwelling District to the north, AG, Agricultural District to the south, A-1, Agricultural District, R-1, Estate Dwelling District and AG, Agricultural District to the east, and AG, Agricultural District, A-1, Agricultural District and CF, Community Facilities to the west. As such the request to CF is compatible with the CF, Community Facilities district to the north and to the west.*

- (iii) The proposed change will not adversely affect living conditions in the neighborhood or the town;

*The proposed zoning district would allow for a residential facility and the surroundings parcels are residential dwellings, vacant property and houses of worship.*

- (iv) The proposed change will create or excessively increase automobile and vehicular traffic congestion above that which would be anticipated with permitted intensities or densities of the underlying land use plan designation, or otherwise affect public safety;

*Based upon the trips run performed by Broward County, the proposed use will generate more trips per peak hour than if the property was developed with single-family homes.*

- (v) The proposed change may not adversely affect surrounding property values;

*The rezoning would not affect adjacent property values as the proposed zoning district is compatible with the surrounding zoning districts.*

- (vi) The proposed change may not be a deterrent to the improvement or development of other property in accord with existing regulations;

*Development of the subject site will not deter development or improvement of adjacent parcels.*

- (vii) The proposed change will not constitute a grant of special privilege to an individual owner as contrasted with the welfare of the general public.

*This request is a privilege that can be afforded to any owner that has a parcel that meets the Land Development Code's minimum requirements to achieve the zoning classification.*

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### **Staff Analysis**

The use of property for the Sheridan House does not clearly fall under any Town zoning use category. The facility has a majority of the use as family dwellings with the support service element, creating the need for the category of Community Facility zoning district and the Special Permit request to allow the use. In addition, a Special Permit is valid only for the assigned use and the present property owner and does not run with the land. Any change in ownership would render the Special Permit null and void. As such, there could be no change from the proposed Sheridan House to another use, unless approved by Town Council.

The intent of Land Development Code's requirement for special permits is for the Town to consider external impacts of uses that require special permits. Staff finds that the proposed residential facility poses minimal negative impacts on the surrounding area.

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### **Staff Recommendation**

Staff finds the subject application complete and suitable for transmittal to the Planning and Zoning Board and Town Council for further consideration.

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### **Planning & Zoning Board Recommendation**

At the May 14, 2003 Planning and Zoning Board meeting, Ms. Lee made a motion, seconded by Vice-Chair Bender, to table to May 28, 2003. (Motion carried 4-0, Mr. Waitkus absent).

At the May 28, 2003 Planning and Zoning Board meeting, Ms. Lee made a motion, seconded by Ms. Turin, to table to June 25, 2003. (Motion carried 5-0).

At the June 25, 2003 Planning and Zoning Board meeting, Ms. Turin made a motion, seconded by Mr. McLaughlin to deny. (Motion carried 3-2).

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### **Exhibits**

1. Justification
2. Survey
3. Conceptual Site Plan
4. Letters from the public
5. Land Use Map
6. Zoning and Aerial Map

Prepared by: \_\_\_\_\_

Reviewed by: \_\_\_\_\_

**Supplemental data for the Special Permit Application for Sheridan House Plat #3**

The Town of Davie requires specific criteria to be reviewed for special permit applications. The following questions are provided on the special permit application and are answered below:

1. *Is it contrary to the adopted comprehensive plan, as amended, or any element or portion thereof:*

The Comprehensive Plan/Land Use Plan permits a density of 1 du/ac on this property. The uses that are proposed are consistent with this restriction. The request of this Special Permit Application is to allow the uses listed below, which will be of a residential nature, on this AG zoned property, which are not specifically defined in the Town of Davie code. On behalf of Sheridan House, Inc., Miller, Legg & Associates, Inc. as their agent, consulted with the Broward County Planning Council on the density for this property, and it was confirmed that the Broward County Land Development Code requires a density calculation of "2 sleeping rooms = 1 dwelling unit" for this type of use. A chart of the land use calculations is provided below.

**RESIDENTIAL USES:**

<u>Type</u>	<u>No. of Units</u>	<u>No. of BR's ea.</u>	<u>Total BR's</u>	Equivalent No. of Dwelling Units (2 s.r.'s = 1 dwelling unit_____)
Boys Residence	5	6	30	15
Girls Residence	3	6	18	9
Villas	20	2	40	20
(5 bldgs/4units each)				
Apts.	15	2	30	15
(3 bldgs/5units each)				
SF Homes	2	3	<u>6</u>	<u>3</u>
TOTAL BEDROOMS			124	
TOTAL NO. OF EQUIV. DWELLING UNITS				62

The net acreage of the property is 57.18 acres. It is estimated that approximately 5.45 acres are included in the adjacent roadways for a gross acreage of approximately 62.63 acres, or 62 total units for this property.

NON RESIDENTIAL ACCESSORY USES:

Administration Office:	15,000 square feet
Counseling Center	5,000 square feet
Day Care Center	10,000 square feet
Maintenance Bldg.	4,000 square feet
Multi-purpose Bldg.	10,000 square feet

The residential uses are defined further, below:

- Five single family homes for the boys program. Each home would house up to ten boys and one set of house-parents employed by the non-profit organization.
- Three single family homes for the girls program. Each home would house up to eight girls and one set of house-parents employed by the non-profit organization.
- Five villas containing four units each for single moms and their children on a temporary basis. Some of the villa units will also serve a secondary purpose of providing off duty residence for the house-parents of the boys and girls residential program.
- Three two-story apartment buildings containing five units each for single moms and their children on a temporary basis. Each building would also contain an office for a social worker.
- Two single family homes for staff members whose job descriptions makes it mandatory for them to reside on-site with their families, such as a Residential Director, Director of the Boys Residential Program, Property Manager, etc.

2. *Will it create an unrelated and incompatible adjacent use.*

No, it will not create an incompatible use. The Sheridan House concept is residential in nature. There are two existing facilities that are located in residential areas in Broward County, one of them being rural Southwest Ranches, and they are very compatible with the surrounding neighborhoods. In fact, letters from the surrounding property owners of the two existing facilities and this subject site were collected during the due diligence period, before Sheridan House purchased the property. You will see that these are very positive letters, which are attached hereto.

The adjacent land use and zoning districts are noted below:

<u>Land Use</u>	<u>Zoning</u>
NORTH: Residential 5 DU/AC	CF & R-5



	(across from S.W. 14 <sup>th</sup> St)	
SOUTH:	Residential 1 DU/AC	AG
EAST:	Residential 1 DU/AC	R-1, A-1 & AG
WEST:	Residential 1 DU/AC	AG, CF & A-1
	(across from Flamingo Road)	

3. *Will it adversely affect living conditions in the neighborhood or the town:*

No, see answer to No. 2, above.

4. *Will it create or excessively increase automobile and vehicular traffic congestion or otherwise affect public safety:*

No it will not. The proposed residential density is consistent with the permitted density per the land use and zoning designations. All traffic concurrency requirements will be met through the Broward County platting process.

5. *Will it adversely affect other property values:*

This change would not adversely affect other property values in the area. By improving this property, consistent with the permitted land use and zoning, property values will most likely increase.

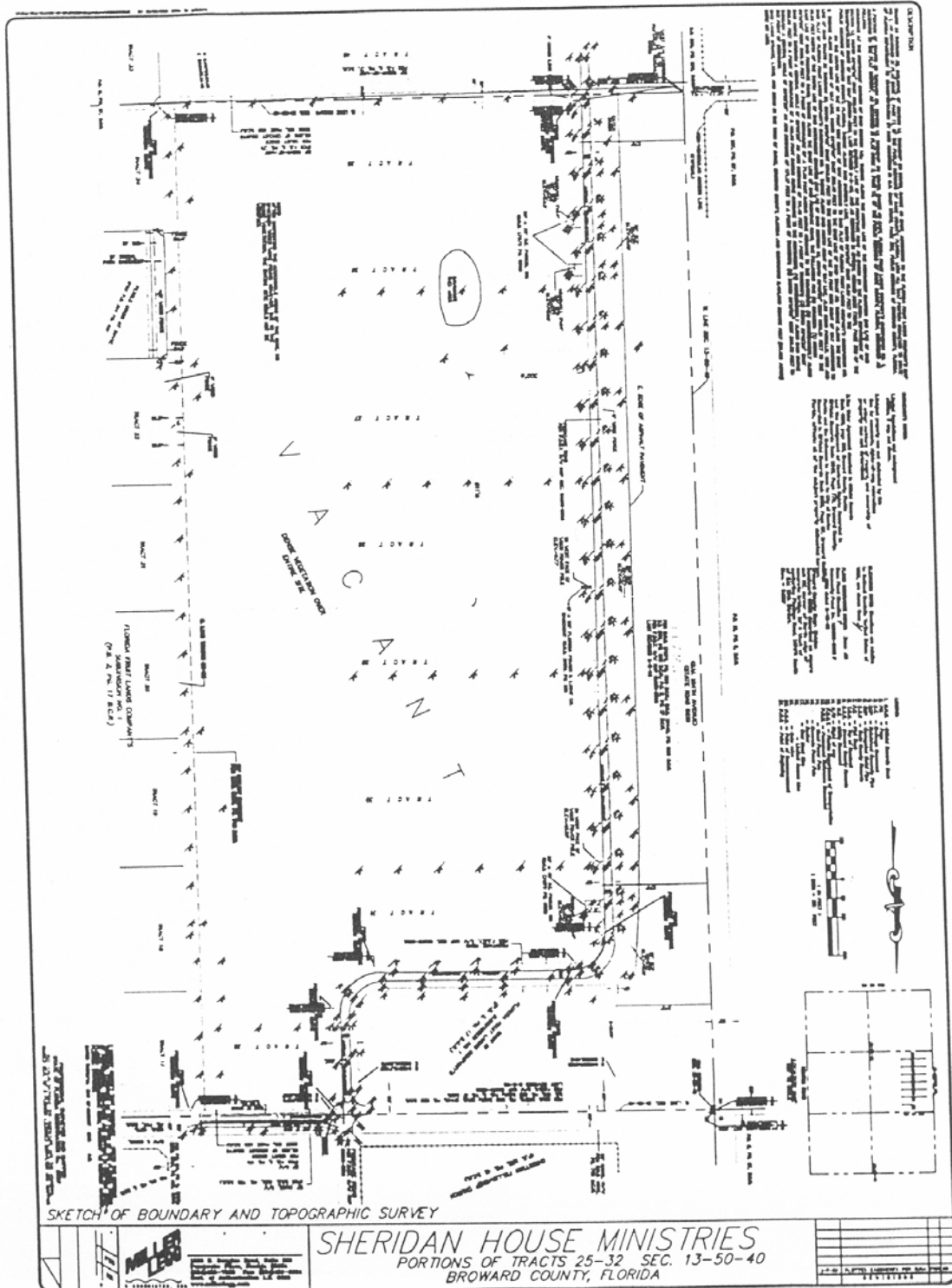
6. *Will it be a deterrent to the improvement or development of other property in accord with existing regulations:*

No it will not. The other developments that are located along the Flamingo Road corridor in this area are uses such as churches, day care centers, and a veterinarian office. This residential type development will compliment the area and will enhance the Flamingo Road corridor by creating an overall development with plenty of open space.

7. *Will it constitute a grant of special privilege to an individual owner as contrasted with the welfare of the general public.*

The proposed change will not grant a special privilege to an individual owner. Sheridan House is requesting a residential density, and accessory uses for this property that are consistent with the existing land use plan.

X:\Twp Rng Sec 50-40-13-173104 D008\CORRESPONDENCE\PL\specialpermitjustif1224.doc





**GREGORY R. AND CAROL A. TAIT**  
**12041 ASHFORD LANE**  
**THE HAMLET**  
**DAVIE, FLORIDA 33325**

Town of Davie  
6591 Orange Drive  
Davie, Florida 33325

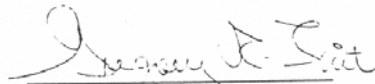
To Whom it May Concern:

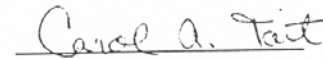
We are Davie residents who live within one mile from the property currently under contract to be sold to Sheridan House, Inc.

We are familiar with Sheridan House and its wonderful programs and have financially supported this organization for over 20 years. We are also familiar with the new proposed project planned for the Flamingo Road property. We would welcome Sheridan House to our neighborhood.

Please assist Sheridan House in making this project happen. You may call us at (954) 474-6945 (home) or (954)463-9744 (office) if you should have any questions.

Sincerely,

  
\_\_\_\_\_  
Gregory R. Tait

  
\_\_\_\_\_  
Carol A. Tait

GRT: mn

September 6, 2000

To: Whom It May Concern

From: Hans Kurt Jacob

Subject: Sheridan House Family Ministries

I have been living in Sunshine Ranches and have been a neighbor of the Sheridan House for Girls for the past 14 years. I have found them to be excellent neighbors. Their property has always been well maintained and always looks beautiful. All communities should have neighbors like these. I would recommend them to anyone.

The staff and girls have always been polite and well mannered. I have never encountered any problems or disturbances or noise whatsoever. I consider it a privilege to have them as neighbors. Personally I think what they are doing for the families that they are helping is awesome. I feel they are role model for our community and neighborhood.

I know that this ministry is winning young girls to Jesus Christ and I know that our God is richly blessing them.

Sincerely,

A handwritten signature in cursive script that reads "Hans Kurt Jacob".

Hans Kurt Jacob Jr.

September 6/2020

To whom it may concern:  
Re: Sheridan House Family Ministries

Both my wife and I have been neighbors with Sheridan House for girls since they built and started. They have always been very nice folks and the girls have always showed good manners and keep their property up very well.

We recommend these people as excellent neighbors and hope they are given the chance to show that to you all.

Sincerely,

D. Fox

5801 SW 127 Ave

Fort Lauderdale, FL 33330

Judith H Parker  
14431 Mustang Trail  
Southwest Ranches, FL 33330  
954 434-3202

September 09, 2000

Sheridan House Family Ministries  
Gil Gilmore, Project Coordinator  
4200 SW 54 Ct  
Ft Lauderdale, FL 33314

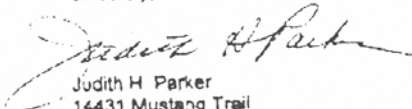
Re: Sheridan House for Girls at Stirling Road and Appaloosa Rd  
Sunshine Ranches, Southwest Ranches, Florida

Dear Mr. Gilmore,

As per your request, I am sending this letter to verify that to my knowledge, there has been no incidents in Sunshine Ranches involving the residences at the Sheridan House for Girls located in the ranches.

If you need further information please contact me.

Sincerely,



Judith H Parker  
14431 Mustang Trail  
Southwest Ranches, FL 33330

Broward County Sheriff's Office  
D5 / Central Broward  
200 NW 27 Avenue  
Fort Lauderdale, FL 33311



October 23, 2000

TO WHOM IT MAY CONCERN:

I have been employed by the Broward Sheriff's Office for 23 years. During this time, I have spent many of these years assigned to the southern part of Broward County. In addition, I have participated in and personally organized numerous programs that the sheriff's personnel have administered with the children and staff at Sheridan House.

There have not been any serious problems associated with Sheridan House or any complaints made from the neighboring community. Every deputy sheriff that has dealt with them has noticed that they are a very professional organization that is benefiting the lives of many. The children of Sheridan House are well disciplined and are taught respect. I have personally spoken with the boys on numerous occasions and have been impressed with their behavior, responsiveness, and respect that they show to the speakers.

The director and his staff have done an excellent job in establishing programs that will ensure values in these children, something that so many of our youth are missing. Any community should be proud to have Sheridan House as their neighbors.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Canfield", is written over a horizontal line.

Chief Steve Canfield  
Broward Sheriff's Office



MEMO TO: Town of Davie

FROM: Fred & Lyn Hunter

SUBJECT: Sheridan House Master Plan

DATE: Saturday, September 16, 2000

We live in Davie at 3581 Southwest 116<sup>th</sup> Avenue, directly Southeast of the site where Sheridan House Family Ministries proposes to create a campus dedicated to solving problems that families with children often find themselves in.

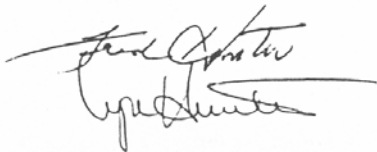
We wholeheartedly endorse the concept, as well as the location. Davie will indeed be fortunate in having such a good neighbor within the Town. The "neighborliness" can be examined by just looking a short distance to the South, off Flamingo Road, where they have created a girls' residential setting that has lifted untold numbers of young girls out of the despair that faced their adolescence. Ask the nearby neighbors just how they have received them.

This group also has a longer history of assisting young boys, single moms and families at the existing site off State Road 7 and Stirling Road.

The success of the organization dictates that they find room to expand their services and facilities. This Davie location meets all the criteria.

One of the remarkable tenets of the Sheridan House story is that all that has been accomplished in helping others has been done *without* seeking or accepting any government funding. A rare organization in today's world. All of the financial support has come from individuals and businesses within the community. The organization is color-blind and helps those of all races.

As Davie residents, and supporters of Sheridan House, we humbly ask that the Town, and our elected officials and staff work with the Sheridan House team to bring this campus plan to fruition.



An eclectic collection of functional  
automotive art and automobilia

1911 Maxwell  
1933 Ford Panel Truck  
1941 Ford Pickup  
1940 Lincoln Continental Cabriolet  
1941 Lincoln Custom Ambulance  
1941 Lincoln Custom Limousine  
1941 Lincoln Brunn Towncar  
1941 Lincoln Continental Coupe  
1942 Lincoln Continental Coupe  
1947 Lincoln Continental Cabriolet  
1948 Lincoln Coachcraft Continental  
1950 Lincoln Presidential Limousine  
1948 Tucker  
1949 Kurtis Kraft Sports Car  
1952 Muntz Jet  
1954 Kaiser Darrin  
1957 Continental Mark II  
1957 Thunderbird  
1958 Edsel Citation Convertible  
1959 Ford Retractable  
1917 Ford Ambulance/Hearse  
1932 Henney Hearse  
1959 Cushman Eagle  
Member  
Antique Automobile Club of America  
Lincoln & Continental Owners Club  
Lincoln Zephyr Owners Club  
Classic Car Club of America  
Professional Car Association  
National Woodie Club  
Tucker Automobile Club of America  
Ford Retractable Club  
Kaiser Frazer Owners Club  
Edsel Owners Club of America

2711 Southwest 2nd Avenue • Fort Lauderdale, FL 33315 • (954) 462-4146 • Fax (954) 525-6065 • huntercars@aol.com

Sept 5, 2000

To Whom It May Concern:

Re: Sheridan House Family Ministries

We are Sunshine Ranches Homeowners and have been neighbors with the Sheridan House for girls for the past 8 to 10 years. We have found them to be excellent neighbors. The staff and girls have always been polite, and well mannered. We have never encountered any problems disturbances or noise whatsoever.

Their property is always clean and well maintained, and we should know this as we live right across the street.

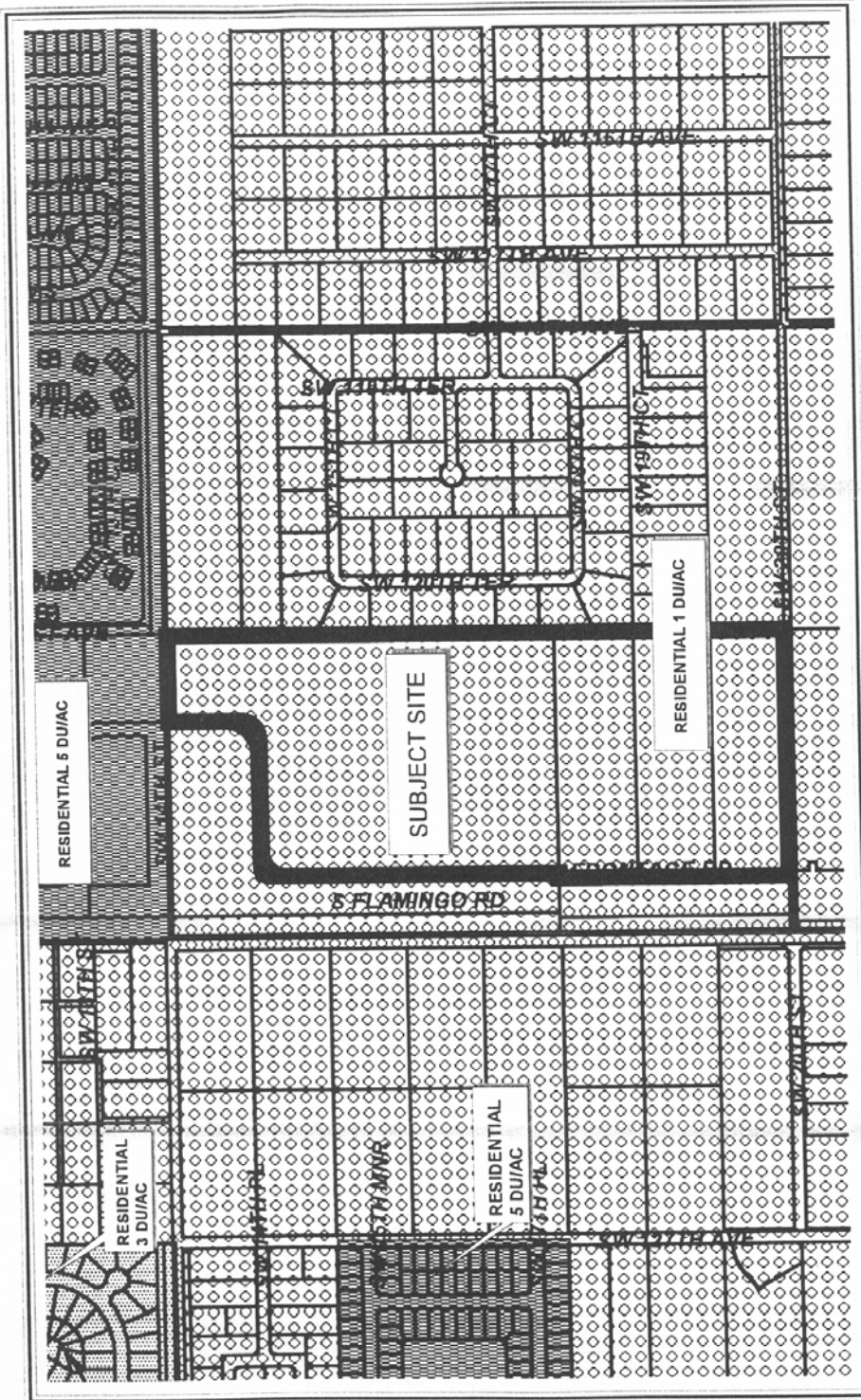
A Sheridan House Home would be a great asset to any community.

Sincerely,

Laura Gray

5950 SW 127 Ave

Fort Lauderdale FL 33330



**SPECIAL PERMIT**  
**SE 1-1-03**  
**Future Land Use Map**



Prepared by: ID  
Date Prepared: 4/29/03

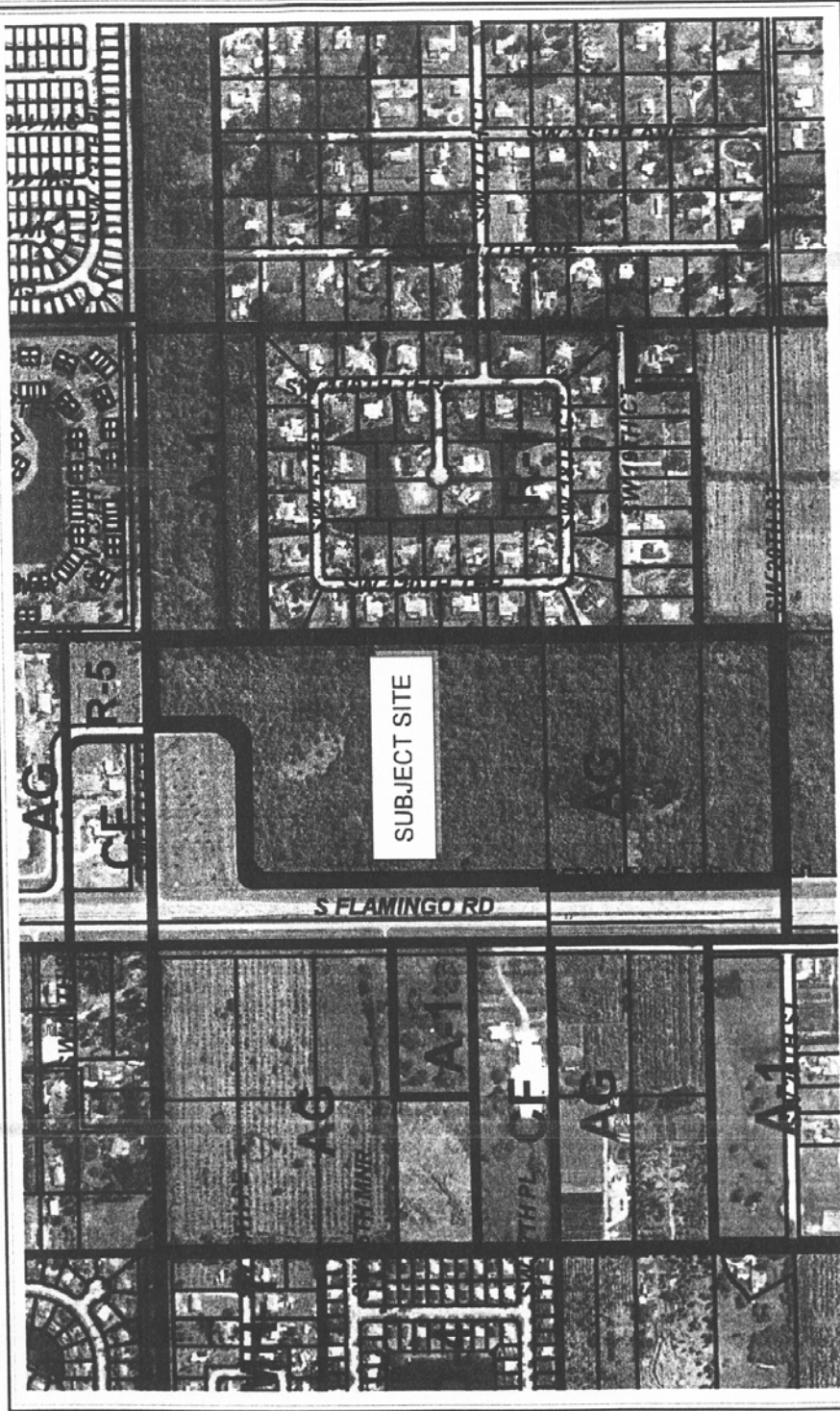
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Planning & Zoning Division - GIS



**SPECIAL PERMIT**  
**SE 1-1-03**  
**Zoning and Aerial Map**



Date Flown:  
 12/31/00



Planning & Zoning Division - GIS

Prepared by: ID  
 Date Prepared: 4/29/03